

DIVISION 7. B-1 BUSINESS/COMMERCIAL DISTRICT*

Sec. 58-231. Established.

(a) The B-1 business/commercial district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area.

(b) *Requirements.* The following requirements shall apply in the B-1 district:

- (1) *Height.* Any building erected or altered to exceed 50 feet in height or three stories after the effective date of the ordinance from which this division is derived shall, above such height, be set back on the front and rear building lines at a ratio of one foot for each two-foot rise above such specific height.
- (2) *Rear yard.* There shall be a rear yard of not less than ten feet.
- (3) *Side yard.* A side yard, if provided, shall not be less than three feet wide.
- (4) *Front yard.* There shall be a front yard setback of ten feet.
- (5) *Building area limitations and area per family.* No building, with its accessory buildings, to be used for commercial purposes, shall occupy more than 90 percent of the area of the lot. Buildings used wholly for residential purposes shall conform to the restrictions provided for such buildings in the R-1 residential district.

(c) *Permitted uses.* No building or premises in the B-1 district shall be used, and no building shall be erected or altered after the effective date of the ordinance from which this division is derived, within any business district, unless otherwise provided in this chapter, except for the uses permitted in the R-1 residential district, and for the following uses:

- (1) Advertising signs.
- (2) Amusement places.
- (3) Automobile service stations.
- (4) Bakeries, employing not more than ten persons.
- (5) Banks.
- (6) Barbershops.
- (7) Billboards.
- (8) Dressmaking establishments.
- (9) Dyeing and cleaning works, employing not more than six persons.
- (10) Electric repair shops.

*Cross reference – Licenses, ch.22.

- (11) Employment agencies.
- (12) Filling stations, subject to the specific approval of the zoning board of appeals as to both location and arrangement.
- (13) Freight stations.
- (14) Greenhouses.
- (15) Hotels and motels.
- (16) Laundries.
- (17) Messenger or telegraph service stations.
- (18) Millinery shops.
- (19) Miniature golf courses.
- (20) Offices.
- (21) Painting and decorating shops.
- (22) Photograph galleries.
- (23) Plumbing shops.
- (24) Post offices.
- (25) Printing shops.
- (26) Privately operated tourist camps and cabins.
- (27) Public garages, subject to the specific approval of the zoning board of appeals as to both location and arrangement.
- (28) Recreation buildings and structures.
- (29) Restaurants.
- (30) Roofing and plastering shops.
- (31) Sales rooms or showrooms.
- (32) Shoe repair shops.
- (33) Stores and shops for the conduct of retail business.
- (34) Studios.
- (35) Taverns.

- (36) Tailor shops.
- (37) Tire repair shops.
- (38) Undertaking establishments.
- (39) Upholstering shops.

Any building used for the purposes set for the in subsections (1) – (39) of this section or similar uses may have not more than 40 percent of the floor area devoted to industry or storage purposes incidental to such primary use, provided that not more than 15 employees shall be engaged at any time on the premises in any such incidental use.

(d) *Permitted accessory uses.* An accessory building or use in the B-1 district shall be used only for the following purposes:

- (1) Garages for the storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas, in the rear yard only.
- (3) Any other structure or use normally accessory to the uses set forth in subsections (d)(1) – (2) of this section.

(e) *Conditional uses.* A building or premises in the B-1 district shall be used only for the following purposes when approved as a conditional use:

- (1) Light industry.
 - (2) Rental apartments as a secondary use of a commercial building.
- (Code 1988, § 10-1-28; Ord. of 10-6-1993B; Ord. of 10-6-1993C)